

HIGHWAYS DILAPIDATION REPORT

MILL LANE, WHITBURN

SUNDERLAND

SR6 7BF

MAY 2024



STORM TEMPEST

PROPERTY CONSULTANCY

Reference: 4510-05-24-DR

Prepared By:

Storm Tempest Ltd
3 Apollo Court
Koppers Way
Monkton Business Park South
Hebburn
Tyne and Wear
NE31 2ES

Version: 1

Prepared For:

Lovell Partnership Ltd
Unit 3
Turnberry Park Road
Gildersome
Leeds
LS27 7LE



SUMMARY

Client:	Lovell Partnership Ltd
Project:	Mill Lane, Whitburn, Sunderland, SR6 7BF
FAO:	James Colquhoun

Survey Date:	23 rd May 2024	Surveyor:	Lewis Johnston
Our Ref:	4510-05-24	Approved:	Richard Reed

On the 23rd May 2024, Lewis Johnston of Storm Tempest Ltd conducted a visual inspection of the adopted highways that will be used to access the project site, namely Mill Lane. The survey was conducted south and north of the site entrance.

The visual inspection was completed on the morning between 8-9am with the weather conditions overcast and wet. No destructive investigation was undertaken as part of this investigation.

Storm Tempest Ltd are responsible for the preparation and compilation of this report and do not have any beneficial interest in the study of the adopted highways.

The preparation of this report has been in accordance with the project brief provided by the client and has relied upon this information only.

Appendix A Photograph Dilapidation

Appendix B Photograph Location Plan



Appendix A – Photograph Dilapidation

1	Mill Lane – General view of highway adjacent to junction to Kitchener Road  23 May 2024 08:32
2	Mill Lane – General view looking at highway to south of site  23 May 2024 08:32



Appendix A – Cont.

3	Mill Lane – Slight crazing around previous repair works
	
4	Mill Lane – Crazing to LHS of highway
	



Appendix A – Cont.

5	Kitchener Road – General view of kerb at junction to Mill Lane
	
6	Kitchener Road – Damaged kerb at junction to Mill Lane
	



Appendix A – Cont.

7	Kitchener Road – Damaged kerb at junction to Mill Lane  23 May 2024 08:34
8	Kitchener Road – Damaged kerb at junction to Mill Lane  23 May 2024 08:34



Appendix A – Cont.

9	Mill Lane – General view looking at highway to south of site
	 23 May 2024 08:34
10	Mill Lane – Craziing to RHS of highway, adjacent to junction to Kitchener Road
	 23 May 2024 08:35



Appendix A – Cont.

11	Mill Lane – Damage to road surface to south of site 
12	Mill Lane – General view look at pedestrian crossing to south of site 



Appendix A – Cont.

13	Mill Lane – Road slightly sunken to RHS of highway & damaged surface 
14	Mill Lane – Damaged curb around drop kerb to pedestrian crossing 



Appendix A – Cont.

15	Mill Lane – General view of highway to south of site
	
16	Mill Lane – Surface damaged to RHS of highway
	



Appendix A – Cont.

17	Mill Lane – Damaged kerb to RHS of highway 
18	Mill Lane – General view to south of site 



Appendix A – Cont.

19	Mill Lane – General view of bus stop to south of site  A photograph showing a bus stop shelter on Mill Lane. The shelter is a small, dark structure with a green roof. In the foreground, there is a paved area with yellow markings. In the background, there is a green field, a fence, and a brick building. The sky is overcast. 23 May 2024 08:37
20	Mill Lane – Damaged kerb at bus stop  A close-up photograph of a damaged kerb at a bus stop. The kerb is made of concrete and is cracked. There is a large puddle of water on the road surface next to the kerb. The pavement is made of red bricks. 23 May 2024 08:37



Appendix A – Cont.

21	Mill Lane – General view of highway to south of site 
22	Mill Lane – General view of junction to Thill Stone Mews 



Appendix A – Cont.

23	Mill lane – Pothole to LHS of highway
	
24	Mill Lane – Drop kerb to pedestrian crossing to south of proposed site entrance
	



Appendix A – Cont.

25	Mill Lane – Damage to highway  23 May 2024 08:39
26	Proposed site entrance (North) – Damage to road  23 May 2024 08:40



Appendix A – Cont.

27	Proposed site entrance (North) – General view to south side road  23 May 2024 08:40
28	Proposed site entrance (North) – Damage to kerbs  23 May 2024 08:40



Appendix A – Cont.

29	Proposed site entrance (North) – Damage to kerb 
30	Proposed site entrance (North) – Damage to kerb 



Appendix A – Cont.

31	Proposed site entrance (North) – Damage to kerb  23 May 2024 08:40
32	Proposed site entrance (South) – General view  23 May 2024 08:41



Appendix A – Cont.

33	Proposed site entrance (South) – Cracking to surface
	
34	Proposed site entrance (South) – Damage to kerb
	



Appendix A – Cont.

35	Proposed site entrance (South) – Damage to kerb 
36	Proposed site entrance (South) – Damage to kerb 



Appendix A – Cont.

37	Proposed site entrance (South) – Damage to drop kerb at pedestrian crossing  23 May 2024 08:41
38	Mill Lane – General view of highway north of site  23 May 2024 08:42



Appendix A – Cont.

39	Mill Lane – General view of north traveling highway 
40	Mill Lane – Pothole to edge of highway 



Appendix A – Cont.

41	Mill Lane – Crazing to north traveling highway around the kerb
	
42	Mill Lane – General view of junction to Thill Stone Mews
	



Appendix A – Cont.

43	Mill Lane – Cracking to north traveling highway, adjacent to proposed site entrance 
44	Mill Lane – Bus stop to south of proposed site entrance 



Appendix A – Cont.

45	Mill Lane – General view of highway north of site 
46	Mill Lane – General view of highway north of site 



Appendix A – Cont.

47	Mill Lane – Cracking to highway north of site  23 May 2024 08:45
48	Mill Lane – Cracking to highway north of site  23 May 2024 08:45



Appendix A – Cont.

49	Mill Lane – Damage adjacent to patch repair works to highway 
50	Mill lane – Damage to kerb south of site 



Appendix A – Cont.

51	Mill lane – Damage to kerb north of site 
52	Mill Lane – Cracking to south traveling highway north of site 



Appendix A – Cont.

53	Mill Lane – General view of highway north of site 
54	Mill Lane – Minor damage to south traveling highway 



Appendix A – Cont.

55	Mill Lane – Cracking around access cover 
56	Mill Lane – Cracking to South Traveling highway 



Appendix A – Cont.

57	Mill Lane – Damage to cycle track adjacent to south traveling highway 
58	Mill lane – Damage to south traveling highway 



Appendix A – Cont.

59	Mill Lane – Crazing to south traveling highway 
60	Mill Lane – Crazing to south traveling highway 



Appendix A – Cont.

61	Mill Lane – Craziing to south traveling highway 
62	Mill Lane – Damage to kerb on north traveling highway 



Appendix A – Cont.

63	Mill Lane – Damage to kerb on north traveling highway 
64	Mill Lane – General view of highway south of site 



Appendix A – Cont.

65	Mill Lane – Damage to kerb on north traveling highway  23 May 2024 08:51
66	Mill Lane – Pothole and crazing to south traveling highway  23 May 2024 08:52



Appendix A – Cont.

67	Mill Lane – Damage to kerb on south traveling highway  23 May 2024 08:52
68	Mill Lane – General view of pavement adjacent to north traveling highway  23 May 2024 08:53



Appendix A – Cont.

69	Mill Lane – Damaged kerb to north traveling highway 
70	Mill Lane – Damaged kerb to north traveling highway 



Appendix A – Cont.

71	Mill Lane – General view of junction to Shearwater 
72	Shearwater – Pooling water at junction to Mill Lane 



Appendix A – Cont.

73	Shearwater – Crazing to surface around pedestrian crossing drop kerb 
74	Mill Lane – Pothole at centre of highway 



Appendix A – Cont.

75	Shearwater – Small pothole at junction to Mill Lane 
76	Shearwater – Crazing to surface 



Appendix A – Cont.

77	Shearwater – Crazing to surface
	
78	Shearwater – Damage to road adjacent to kerb
	



Appendix A – Cont.

79	Shearwater – Damage to kerb 
80	Shearwater – Numerous damaged dropped brick kerbs 



Appendix A – Cont.

81	Shearwater – Damage to kerb  23 May 2024 08:55
82	Shearwater – General view of road  23 May 2024 08:56



Appendix A – Cont.

83	Shearwater – Damage to kerb 
84	Shearwater – Damage to kerb 



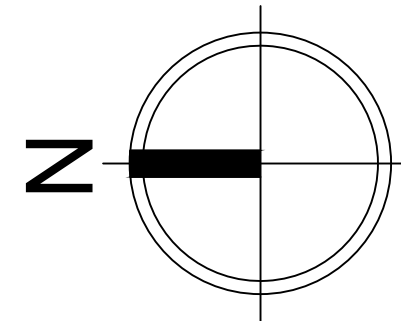
Appendix A – Cont.

85	Shearwater – Crazing to surface around drain 
86	Shearwater – Crazing and small pothole to road around access hatch 



Appendix A – Cont.

87	Shearwater – Damage to road around drain 
88	Shearwater – Damage to kerb 



Client: LOVELL HOMES
Project: WHITBURN NEW BUILD
Drawing: HIGHWAY DILAPIDATION SURVEY
Job Ref: 4510-05-24 Drawing No: 01 Rev: -
Scale: 1:1000@A3 Drawn: DR Checked: RR Date: MAY 2024

